

Staff Summary Report

Development Review Commission Date: 01/22/08

Agenda Item Number: _____

SUBJECT: Hold a public meeting for a Development Plan Review for COCA COLA BOTTLING COMPANY EXPANSION located at 7414 South Harl Drive.

DOCUMENT NAME: DRCr_CocaColaexpansion_012208 **PLANNED DEVELOPMENT (0406)**

SUPPORTING DOCS: Yes

COMMENTS: Request for **COCA COLA BOTTLING COMPANY (PL070360)** (Coca Cola Enterprises, owner; Kim Filuk, KDF/JMS Architects, LLC, applicant) for a +/- 67,684 s.f. warehouse addition to an existing 416,411 s.f. warehouse and bottling facility on 42.48 acres, located at 7414 South Harl Avenue, in the GID, General Industrial District. The request includes the following:

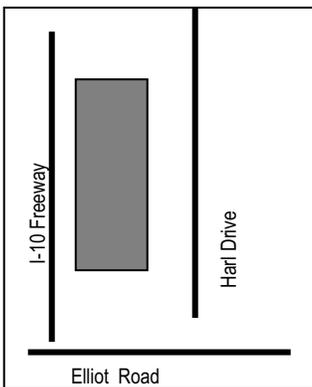
DPR07255 - Development Plan Review for a site plan, building elevations and landscape plan.

PREPARED BY: Sherri Lesser, Senior Planner 480-350-8486

REVIEWED BY: Lisa Collins, Planning Director 480-350-8989 

RECOMMENDATION: Staff – Approval, subject to conditions 1 - 10.

ADDITIONAL INFO:



Gross/Net site area	42.48 acres
Total Building area	484,095 s.f. (416,411 existing + 67,684 expansion)
Lot Coverage	30.9 % (100% maximum allowed)
Building Height	42 ft (60 ft maximum allowed- Existing Building 35')
Building setbacks	+/-188' front, 168' east side, 212' rear, 266 street side (25', 0', 0', 25' min)
Landscaped area	27.5 % (10% minimum required)
Vehicle Parking	648 spaces (546 minimum required)
Bicycle Parking	271 spaces (271 minimum required)
Zoning	Industrial & Southwest Overlay Districts
GP2030 Land Use	Industrial

The Coca Cola Bottling Company is seeking approval of an expansion of the existing warehouse; the plant is located on the east side of the 1-10 Freeway north of Elliot Road. The request includes Development Plan Review of the building addition and minor site modifications around the newly enclosed area. Staff recommends approval of elevations and site modifications, subject to conditions.

PAGES:

1. Table of Contents
2. Comments / Reasons for Approval
- 3-4. Conditions of Approval/Code / Ordinance Requirements/History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
4. Site Plan, sheet SP1
5. Floor Plan, sheet A1
6. West & North Elevations, sheet A3
7. Section, sheet A4

COMMENTS:

The site is located north of Elliot Road along the east side of the I-10 Freeway in an area surrounded by other industrial uses. The neighboring site to the south is the Autoplex. The Coca Cola Bottling Company has existed on this site since 1980 and has grown to the current building area through many expansions over the years. The proposed expansion encloses an existing yard between the main plant and an existing ancillary building thus creating additional interior warehouse space.

The proposed design requires a Development Plan Review of the building addition elevations including review of minor landscape and site changes. The west and north building elevations will be modified with the expansion; both elevations are visible from the I-10 Freeway.

Development Plan

The proposed expansion of the Coca Cola Plant continues the design theme established with the existing buildings. The exterior material is split face block, "Gray" with horizontal bands constructed of CMU smooth face block painted "Osha Red". A metal screen tops the elevation and will be painted to match the existing metal screen. The north elevation has roll up bay doors painted "Osha Red". The landscape material for the site is primarily a desert palette; the area affected by the expansion will be landscaped with plant material complementary to the remainder of the site.

The Southwest Overlay District

Developments located west of Kyrene Road within the Southwest Overlay District may increase the overall building height by 25' feet beyond the height allowed within the Zoning and Development Code Development Standards. The proposed building height of this addition will be 42 feet.

Conclusion

The proposal enhances the industrial base of the city while maintaining the established industrial aesthetic of the facility.

REASONS FOR APPROVAL:

- 1. The project will meet the development standards required under the Zoning and Development Code.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL, WHICH MAY BE MODIFIED, DELETED OR ADDED TO, SUBJECT TO THE DECISION-MAKING BODY.

General

- 1. Obtain building permit from the Development Services Building Safety Division by January 22, 2009 or the Development Plan approval will expire.

DPR07255 CONDITIONS

Site Plan

- 2. Do not install razor wire, barbed wire, chain link fence or similar access control except as a temporary construction barricade that is removed prior to Certificate of Occupancy.

Floor Plan

- 3. Expansion of production facility will require separate review by the City of Tempe Water Services Department.

Building Elevations

- 4. Match exhibited colors and materials to existing colors on building.

5. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
6. Locate electrical service entrance section additions inside the building. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc) into the design of the building elevations. Do not expose conduit, piping or ductwork on the surface of the building.
7. Surface runoff roof drainage indicated is acceptable. If gutter and downspout system is adopted, arrange these components to enhance the design of the elevations, subject to approval of Development Services Planning staff.

Lighting

8. Conform to the illumination requirements of ZDC Sec. 4-801 through 4-805 and follow the guidelines listed under ZDC Appendix E "Photometric Plan", with the following addition. Relocate proposed security lights along the west and north perimeter to accommodate evergreen tree buffers described in the Use Permit condition.

Landscape

9. Indicate existing landscape to remain and identify by species. Make provision in the landscape documents to protect and maintain the existing, remaining landscape during construction. Prune existing trees; treat for insects and disease, and guy for upright growth as required. Where an existing tree indicated to remain dies or shows probability of dying, replace with a specimen of minimum 24" box size at installation. Provide replacement plants of minimum 5 gallon size at installation. Replacement trees and plants may match existing in species or may be an approved alternate.
10. Irrigation notes:
 - a. Repair existing irrigation system (on site or in the adjacent public right of way) where damaged during construction. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontage are irrigated as part of the reconfigured system at the conclusion of this construction.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". Provide details of water distribution system.
 - c. If valve controller is replaced, locate replacement in a vandal resistant housing, conceal the valve and power conduits and hardwire controller power source (a receptacle connection is not allowed).

CODE / ORDINANCE REQUIREMENTS

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLETED ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

- Verify comments by the Public Works, Development Services, and Fire Departments given on the Preliminary Site Plan Review dated **August 15, 2007**. Direct questions to the appropriate department, and coordinate any necessary modifications with all concerned parties, prior to completion of building permit process. Planning staff reviews Construction Documents submitted to the Building Safety Division to ensure consistency with Development Plan approvals.
- Abandon existing easements and/or dedicate any new easements; no building to be constructed over existing water lines.
- Complete clear yard exhibit and agreement in conformance with Building Safety Division requirements for the enlarged building. Provide a suitable construction type for unlimited building area.
- Requirements of the **Zoning and Development Code** apply to any application. Become familiar with the

ZDC to avoid unnecessary review time and reduce the potential for multiple plan check submittals. The ZDC may be accessed through www.tempe.gov/zoning or purchased at Development Services.

- On site plan layout fire lane around perimeter site drive aisle. Maintain a 20'-0" drivable fire lane width with 45'-0" turn outside radius and 14'-0" vertical clearance from fire lane surface to underside of trees.
- Identify refuse containers on site. Container enclosures are waived if building and perimeter wall completely screen containers from public view.
- Identification signs are processed under separate permit and are not part of this Development Plan. Obtain sign permit for any new building mount signs, monument identification signs or site directory map. Follow ZDC Part 4 Chapter 9 with the design of the signs. Way finding signs (if proposed) may not require a sign permit, depending on size. Way finding signs are subject to review by Planning Division staff during plan check process and Planning Inspection staff prior to Certificate of Occupancy.

HISTORY & FACTS:

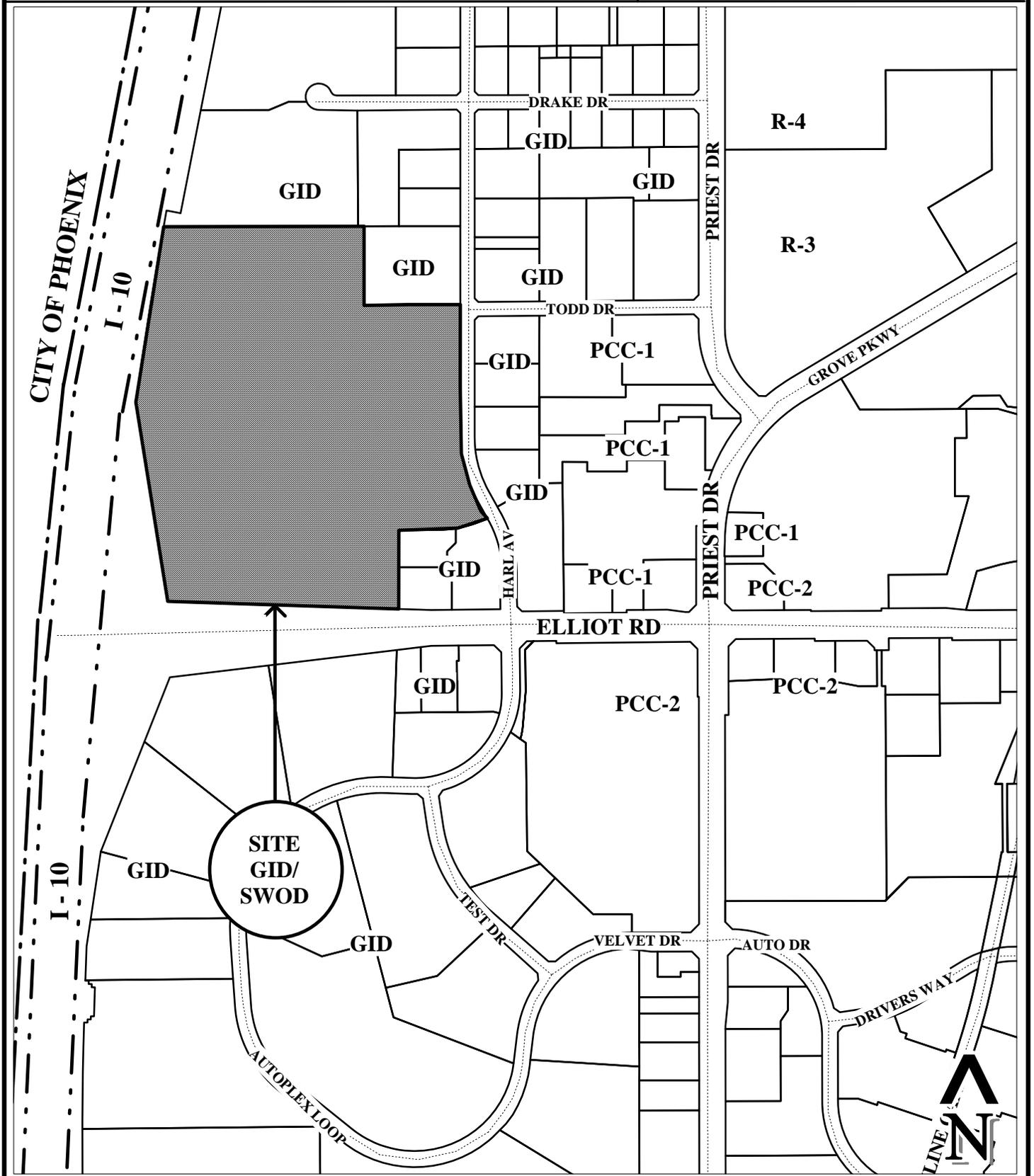
- February 28, 1980 The Hearing Officer approved the variance request to allow a mental building in lieu of masonry construction and reduce the required quantity of off-street parking from 223 spaces to 204 spaces.
- June 2, 1999 The Design Review Board approved the request for building elevations, site plan and landscape plan for COCA COLA BOTTLING FACILITY located at 1850 W. Elliot Road in the I-2, General Industrial District.
- April 21, 1999 The Design Review Board approved the request for building elevations, site plan and landscape plan for COCA COLA BOTTLING FACILITY located at 1850 W. Elliot Road in the I-2, General Industrial District. The 60,158 addition increased the total building area to 403,301 s.f.
- June 21, 2001 The Development Services Department Design Review Board Staff has approved your request for a loading dock addition; revised parking spaces with landscape islands; new masonry wall and chain link fence to match existing; and shade canopy behind Coca Cola Bottling Company Plant located at 1850 West Elliot Road in the I-1/I-2 Light and General Industrial Districts.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

COCA COLA BOTTLING COMPANY

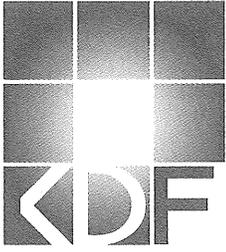
PL070360



Location Map



COCA-COLA WAREHOUSE EXPANSION (PL070360)



KDF/JMS Architects, L.L.C.

■ John M. Smales Architects, L.L.C.

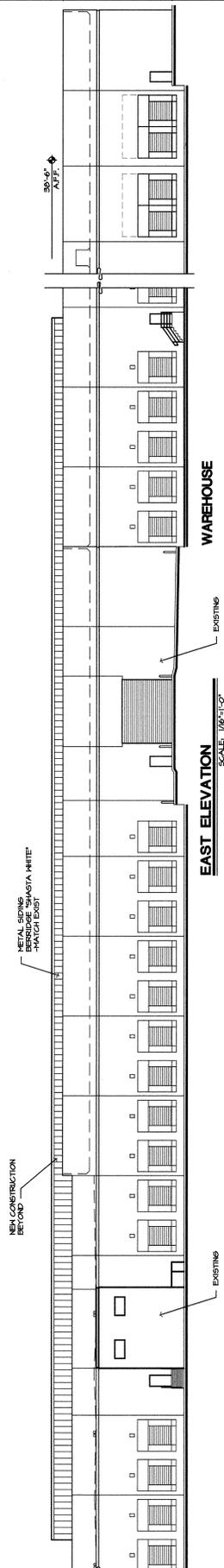
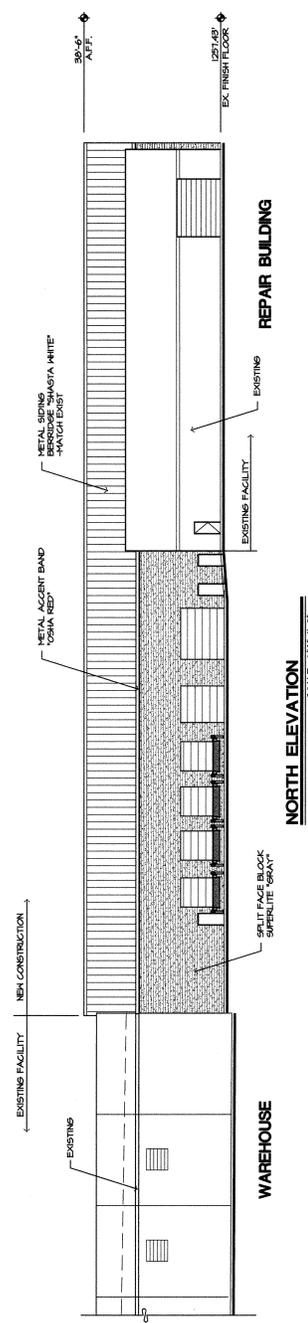
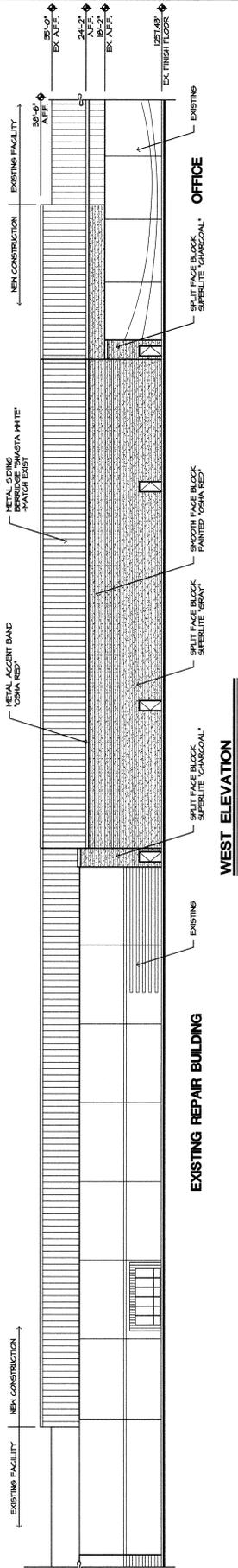
**COCA-COLA BOTTLING COMPANY
1850 West Elliot Road
Tempe, Arizona
December 6, 2007**

DESIGN NARRATIVE

This proposed development is an expansion of the existing Coca-Cola Bottling Company facility at the northeast corner of Elliot Road and the I-10 Freeway. Included in this expansion is approximately 68,000 s.f. of warehouse located on the west side of the existing warehouse facility. In addition, the existing 2 overhead doors located at the east elevation, far north end of the existing building will be modified to 4 new truck docks.

The architectural elements, finishes and colors of the existing facility will be incorporated into the new warehouse expansion. The overall height of the addition will be 40'-0" above existing finished floor.

DEC 12 2007





REVISIONS

Coca-Cola
COCA-COLA ENTERPRISES

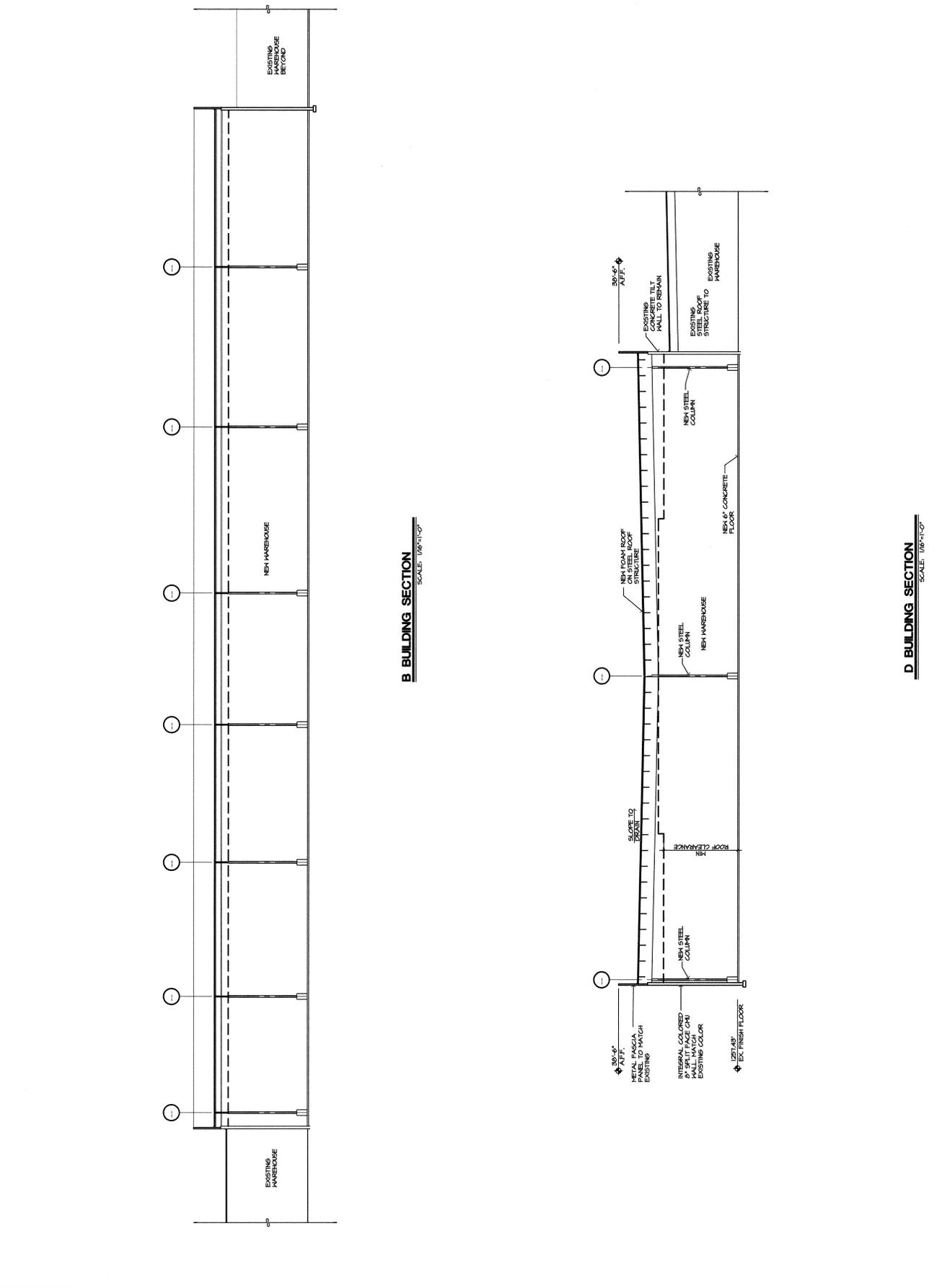
WAREHOUSE EXPANSION FOR
PHOENIX COCA-COLA
BOTTLING COMPANY
1850 WEST ELLIOT ROAD
TEMPE, ARIZONA 85283

DATE: 07/06
BY: JRM
CHECKED: JRM
DESIGNED: JRM
PROJECT: PHOENIX COCA-COLA BOTTLING COMPANY WAREHOUSE EXPANSION

KDF/JMS Architects, LLC
110 E. Missouri Ave., Ste. 205
Phoenix, AZ 85004
P: 602-234-1868
F: 602-234-1413

A4

DATE: 07/06



B BUILDING SECTION
SCALE: 1/8"=1'-0"

D BUILDING SECTION
SCALE: 1/8"=1'-0"